



£295,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **C**

Stafford

Verwood Close
Stafford Staffordshire



What an opportunity we have for you! This beautiful well-presented 1950's semi-detached property is ideal for anyone looking to grow their family and want the space.

Internally, the property comprises of a storm porch, entrance hall, living room, dining room, open plan kitchen/breakfast, downstairs bathroom and a downstairs double bedroom all to the ground floor! To the first floor you will find three bedrooms and a family shower room. Externally the property is approached over a large drive way providing off road parking for several vehicles and an extremely large private rear garden! Having no upward chain and located in a cu-de-sac, it's sure to be popular so don't hang around in booking a viewing.

Well Presented Spacious Extended Semi-Detached

Very Large Rear Garden With Orchard

2 Receptions, 4 Bedrooms (One Ground Floor)

Family Shower Room & Downstairs Bathroom

Popular Area In Cul-de-Sac Near Hospital

No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed through a double glazed entrance door with double glazed side panels, having tiled flooring and continued access to the Entrance Hallway through a further double glazed door.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, wood effect laminate flooring & radiator.

Open-Plan Living & Dining Space 24' 4" x 11' 3" (7.42m x 3.42m)

A spacious open-plan dining room, having a double glazed bay window to the front elevation, double glazed French doors to the rear elevation & radiator.

Kitchen 10' 10" x 17' 0" (3.29m x 5.17m)

Fitted with a matching range of base & eye-level units with fitted work surfaces over incorporating an inset single bowl sink unit with chrome mixer tap over, and a range of appliances which include a double oven, electric induction hob with cooker hood over & integrated fridge/freezer. There is a useful understairs pantry cupboard, wood effect laminate flooring, a panelled radiator, a double glazed window to the side elevation, and double glazed door to the rear elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bathroom 6' 3" x 6' 1" (1.90m x 1.86m)

A ground floor bathroom which is fitted with a white suite comprising of a bath tub with chrome mixer taps & hand-held shower attachment, a wash hand basin set within a vanity unit with chrome mixer tap & storage beneath, and a low-level WC with enclosed cistern. There is part-ceramic tiling to the walls, wood effect laminate flooring, a double glazed window to the side elevation & chrome towel radiator.

Bedroom Four 11' 11" x 11' 0" (3.64m x 3.36m)

A ground floor double bedroom, having a radiator, and double glazed windows to both the front & side elevations.

First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, and internal doors off, providing access to three further bedrooms and a shower room.

Bedroom One 13' 6" x 11' 0" (4.12m x 3.36m)

A double bedroom, having a double glazed bay window to the front elevation & radiator.

Bedroom Two 10' 11" x 7' 9" (3.34m x 2.37m)

A second double bedroom, having a double glazed window to the rear elevation & radiator.

Shower Room 7' 1" x 5' 10" (2.15m x 1.78m)

Fitted with a white suite comprising of a glazed shower cubicle housing a mains-fed mixer shower over, a wash hand basin set into a vanity style unit with chrome mixer tap above & storage beneath, and a low-level WC. There is part-ceramic tiling to the walls, wood effect flooring, a chrome towel radiator & double glazed window to the rear elevation.

Bedroom Three 7' 7" x 5' 11" (2.30m x 1.81m)

Having a double glazed window to the front elevation & radiator.

Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking providing access to a single garage & front entrance door, and a low-maintenance gravelled garden to the front which can provide additional vehicle parking.

Garage 17' 11" x 9' 3" (5.45m x 2.81m)

Having an up and over garage door to the front elevation, a further pedestrian door to the rear elevation, and benefitting from having both power & lighting installed.

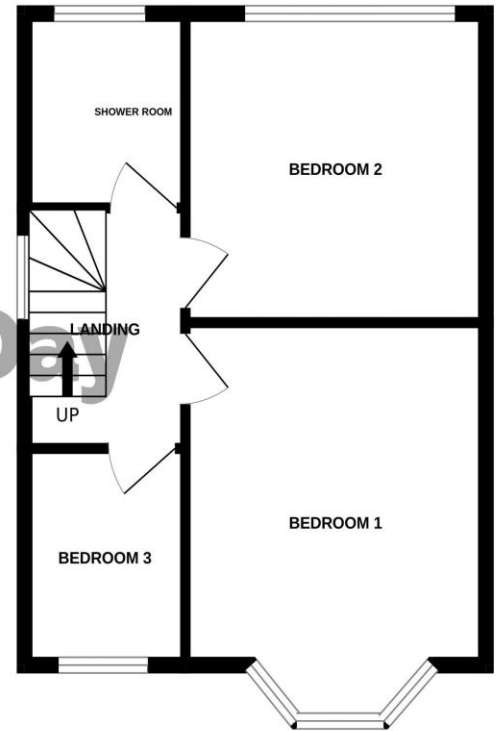
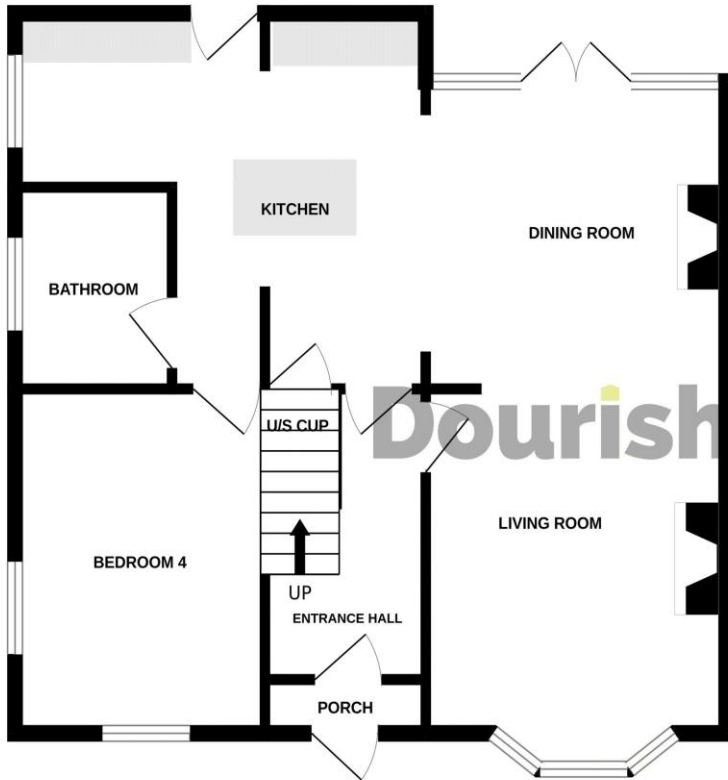
Outside Rear

A large enclosed rear garden being laid mainly to lawn with a paved outdoor seating/entertaining area, a variety of established trees & shrubs, and is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
		55	85

England & Wales EU Directive 2002/91/EC
www.epcrea.com

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk